

CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
JUNE 19, 2019

The Regular Meeting of the Township Committee was held on the above date at the time of 6:00 p.m. Committeemen Pelura, Bomba, Dowe, Newton and Brown were present. Also present at this meeting were M. Stout-CMFO/Administrator, J. Proffitt-Clerk, A. Venuto-Deputy Clerk, J. Santogrossi-Public Works Manager, G. Krivda Police Chief and A. Telsey- Solicitor.

Mayor Brown called the meeting to order and read the **Open Public Meeting Act**. He led the **Pledge of Allegiance to the Flag**. **Roll call** was taken.

Under **Committee Departmental Reports** *Mr. Bomba* mentioned the Industrial Commission meeting on June 10th. He said they discussed trying to get a grocery store to come to Carneys Point. Under Fire and Rescue he said they are having no issues and have been responding to many calls. *Mr. Bomba* mentioned the Route 40 construction. He said they are preparing the cross overs and cutting in the entrances for residents. They are installing the new light standards and wiring. He was told they are ahead of schedule.

Mr. Newton mentioned the Construction Office has had an increase of permits with the summer approaching. Every effort is being made to issue in a timely manner. He said the Annual FOP luncheon will be honoring ten officers.

Mayor Brown said he will be attended the JIF Safety meeting on June 24th. He said he continues to send out training and safety bulletins to all department heads. Mayor Brown said Public Works has been laying millings from recent road projects in the alleyways. Mayor Brown mentioned sink holes on Jefferson St. and Penns St. in Penns Grove as being repaired. He reminded the audience that a Jetter Truck should arrive later in the year.

Mr. Dowe said he has nothing to report for this meeting.

Mr. Pelura spoke of a new law that affects the Finance Department. It effects paying bills once a month, this will force us to pay bills at each meeting. It called "prompt payment". We will start have bills on every agenda. *Mr. Pelura* mentioned our yearly audit. It is supposed to be done in June but the State has given an extension of 45 days. *Mr. Pelura* mentioned on June 17th there was a two-and-a-half-hour seminar in the courtroom on Procurement Procedure training. Employees received CEU's for sitting through the seminar. Lastly, *Mr. Pelura* mentioned a Facebook message that effected himself and *Mr. Dowe*. The employee who posted the message has been addressed. He said it is nice to see the street sweeper out on Primary Day.

Motion was made by *Mr. Bomba* to approve the reports, seconded by *Mr. Pelura* and all were in favor.

Mayor Brown asked for a motion to approve **all properly audited vouchers in the amount of \$1,867,492.57**. Motion was made by *Mr. Pelura*, seconded by *Mr. Newton* and all were in favor. Under **Consent Agenda** a motion was made by *Mr. Newton*, seconded by *Mr. Bomba* to accept **Monthly Committee Reports from May, 2019**. All were in favor.

Mr. Newton made a motion to approve the **Administrative Compensation Time**, seconded by *Mr. Bomba* and all were in favor.

Mr. Pelura made a motion to approve the **minutes from the regular Committee meeting held on May 15, 2019**. Seconded by *Mr. Bomba* and all were in favor.

RESOLUTION 2019-114

APPROVE RENEWAL OF RETAIL CONSUMPTION LICENSES (Bars)

Motioned on by Mr. Pelura to approve the Retail Consumption Licenses for Alcoholic Beverages, seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2019-115

APPROVE RENEWAL OF CLUB LIQUOR LICENSES

Mr. Pelura made the motion to approve the renewal of Club Licenses for Alcoholic Beverages, seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2019-116

APPROVE RENEWAL OF RETAIL DISTRIBUTION LICENSES (Stores)

Mr. Pelura made a motion to approve the renewal of the Plenary Retail Distribution License for Alcoholic Beverages, seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2019-117

CANCEL ROUTE 48 PROPERTIES LLC LIGHTING PLAN ESCROW

Mr. Pelura motioned to authorize the cancelation of the Route 48 Properties, LLC Lighting Plan Escrow Account 2018-02-E-12-56-277-367. Seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2019-118

CANCEL ROUTE 48 PROPERTIES LLC ESCROW

Motioned by Mr. Pelura to approve the cancelation of Route 48 Properties LLC Escrow Account Application 2018-04-E-13-56-277-369. Seconded by Mr. Bomba and a unanimous roll call vote was taken.

RESOLUTION 2019-119

RENEWING EMERGENCY MEDICAL SERVICES CONTRACT

Mr. Bomba motioned to authorize the one-year extension of the Contract with American Legion for Emergency Medical Services, seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2019-120

**CHAPTER 159, INSERTION INTO THE 2019 BUDGET UNDER THE CAPTION
CLEAN COMMUNITY GRANT**

Motion was made by Mr. Pelura to approve the insertion of revenue into the 2019 Budget in the amount of \$20,487.59 under the caption of "NJDEP-Clean Communities Program". Seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2019-121

**CHAPTER 159, INSERTION INTO THE 2019 BUDGET UNDER THE CAPTION
2018 BULLETPROOF VEST PARTNERSHIP GRANT**

Motion was made by Mr. Bomba to approve the insertion of revenue into the 2019 Budget in the amount of \$2,818.72 under the caption of "2018 Bulletproof Vest Partnership Grant". Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2019-122

**CHAPTER 159, INSERTION INTO THE 2018 BUDGET UNDER THE CAPTION
2019 BULLETPROOF VEST PARTNERSHIP GRANT**

Mr. Newton made a motion to authorize the insertion of an item of revenue in the amount of \$2,775.00 into the 2019 Budget under the caption of "2019 Bulletproof Vest Partnership Grant". Seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2019-123
HARDING HWY LLC ESCROW-PLANNING BOARD

Mr. Pelura made a motion to set a new escrow account for Harding Hwy LLC-Planning Board, seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2019-124
EXCLUDE PARCEL FORM THE 2019 TAX SALE

Mr. Dowe made a motion to authorize the Tax Collector to exclude parcel Block 191, Lot 1 from the 20019 Tax Sale, seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2019-125

AUTHORIZE CHANGE ORDER #1 FOR 2017 STATE AID ROAD RESURFACING
Motion was made by Mr. Bomba to authorize Change Order 1 which will not change the final contract amount for the 2017 State aid Road Resurfacing program, seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2019-126

AUTHORIZE FINAL PAYMENT TO LANDBERG CONSTRUCTION, LLC
Mr. Bomba made a motion to make final payment to Landberg Construction, LLC in the amount of \$125,966.48 for the 2017 State Aid Road Resurfacing project, seconded by Mr. Newton and a unanimous vote was taken.

RESOLUTION 2019-127

SUPPORT THE COUNTY OF SALEM TO UNDERTAKE A STUDY
Motion was made by Mr. Bomba, seconded by Mr. Newton to show support to the County of Salem to undertake a study to research a County-Wide School System and or County wide Administration. A unanimous roll call vote was taken.

RESOLUITON 2019-128

EXECUTION OF AN AMENDMENT TO THE CONDITIONAL DESIGNATHION AND INTERIM COST AGREEMENT BY AND BETWEEN CARNEYS POINT AND HARDING HWY, LLC.

Mr. Bomba asked for this resolution to be tabled until further discussion, seconded by Mr. Pelura and a unanimous vote was taken.

ORDINANCE 945

Bond Ordinance Authorizing the acquisition of various equipment and completion of various Capital Improvements in and for the Township of Carneys Point, County of Salem, New Jersey; Appropriating the sum of \$500,000 therefor; Authorizing the issuance of General Obligation Bonds or Bond Anticipation Notes of the Township of Carneys Point, County of Salem, New Jersey, in the Aggregate principal amount of up to \$475,000; making certain determinations and covenants; and authorizing certain related actions in connection with the foregoing. Mayor Brown opened the ordinance up for public comments or questions with none this portion was closed and a motion to adopt was made by Mr. Bomba, seconded by Mr. Brown and a unanimous roll call vote was taken.

ORDINANCE 946

An Ordinance establishing a restricted parking zone for a handicapped person. Mayor Brown opened the ordinance up for public comments or questions with none this portion was closed and a motion to adopt was made by Mr. Dowe, seconded by Mr. Bomba and a unanimous roll call vote was taken. A unanimous roll call vote was taken.

ORDINANCE 947

An Ordinance revising the Certificate of Occupancy fees. Motion was made to introduce by Mr. Pelura, seconded by Mr. Bomba and a unanimous vote was taken.

Under **Correspondence** Mayor Brown mentioned a letter from Paul A. Sarlo, Deputy Majority Leader thanking the Township for showing support for the "Path to Progress" resolution. Mayor Brown mentioned a letter from a resident requesting a replacement sign for the corner of Gary Ave. and Marsden Ave. Mr. Santogrossi said he will order a sign for that location.

With no **Old Business** Mayor Brown moved on to **New Business**. The Mayor asked for a motion to approve an agreement with Hometown Press. Mr. Bomba asked how often will it print. Mrs. Stout said this will be twice a year publication at no cost to the Township except for mailing them out. Mr. Pelura asked who is going to be the coordinator for this. Mayor Brown said Mrs. Stout will be. A motion was made by Mr. Newton, seconded by Mayor Brown and all were in favor for the Hometown Press.

Mayor Brown then discussed a proposal from Sickels & Associates for Professional Services for the 2020 NJDOT Municipal Roadway State Aid Application. The proposal cost for the project is \$2,650.00. Motion was made by Mr. Dowe, seconded by Mr. Pelura and all were in favor.

The Harding Hwy Redevelopment Plan Consistency Determination was postponed until further discussion can be had by the Committee.

Public Participation: Brian Marston of Millsboro DE mentioned a problem with the Vacant Property Registration fee. He said he owes \$6,000 and he is not sure what this fee is for. He said he dealt with Karla Smith former Housing Officer and she never mentioned this fee. He never found out until the closing on the property. He said he has many more properties he was going to purchase fix, repair and put back on the market and tax rolls but will not do any more in Carneys Point due to this fee. He said he has spoken to Mrs. Stout, Mr. Carmer and Mrs. Proffitt with no help. He said he is trying to improve this town but will steer people away because of this unfair tax.

Bruce Rutter of N. DuPont Road said the new paving in front of his house is nice but the pitch on the new road is higher than his driveway. Now his yard floods because the water runs into his drive and yard. Mayor Brown said our Engineer is here and can speak to you after the meeting. Mr. Rutter said he would like that.

Debbie Bradford of Johnson St. Said she wished she could ask for the resignations of employees as a Tax payer. She said she spotted a cat in the alleyway chasing a rat. She called our Housing/Health Officer to no urgency on his part. She moved on to address the hours of the Construction Official. He works only four hours a week. She had a closing on a property and needed a CO. This closing was held up for five days due to his hours. No one else could do this. Mayor Brown said our Inspectors are part-time employees. When they inspected, they found illegal repairs done without permits? She said she phoned our Construction Official and when he phoned her back, he was rude. How is he paid. The Mayor said by the Township. Ms. Bradford asked if the UCC position was advertised. No, said the Mayor it was a Mayors appointment. She said she would like to see Carneys Point people in positions at the Township. She asked who is Harding Hwy, LLC. The Mayor said they are the people building the warehouses.

Martin Cleary of Broad St. said he has information on "County School". He then asked how much did the PILOT for the CoGen and Mclean get. Mayor Brown said he would like to see his information on the schools and the PILOT for Mclean was five years. The CoGen was a 30 year PILOT. He asked why did the Committee not work with a resident who wanted to purchase the old gas station on Virginia Ave. Should have given him a break. Mrs. Stout said a PILOT and asking for the taxes to be forgiven are two different things. Mr. Telsey said it is illegal to forgive

taxes owed. That is why the Township could not help. Mr. Cleary said the houses on Georgetown Road are still getting water.

Diane Ford of Penns Ave in Deepwater said thanks to our Engineer Steve Cosaboon for helping to clear up the Flying J issues. Mr. Cosaboon said they agreed to put the fence back the way it was. She said she has advised her neighbors to come to the Township meetings if this is not done.

With no more public questions or comments this portion was closed.

RESOLUTION 2019-129

EXECUTIVE SESSION

Mr. Pelura motioned to convene into Executive Session, seconded by Mr. Dowe and a unanimous vote was taken. The regular meeting ended at 6:50 pm.

A motion was made by Mr. Bomba to reconvene in regular session, seconded by Mayor Brown and all was in favor. The regular meeting reconvened at 8:50 pm.

RESOLUTION 2019-128

AUTHORIZE EXECUTION OF AN AMENDMENT TO THE CONDITIONAL

DESIGNATION AND INTERIM COST AGREEMENT WITH HARDING HWY, LLC

Motioned by Mr. Bomba, seconded by Mr. Newton to authorize an extension of the "interim Period" until December 31, 2019. A unanimous roll call vote was taken.

After discussion on the PILOT with Courses Landing URE, LLC the Committee all agreed to authorize the PILOT.

ORDINANCE 948

Authorize the execution of a Financial Agreement for payment in Lieu of Taxes with Courses Landing Urban Renewal Entity, LLC pursuant to N.J.S.A 40A:20-1 et. set.

Mr. Bomba made a motion to authorize the introduction of the ordinance, seconded by Mayor Brown and a unanimous vote was taken.

Lastly, Mr. Bomba made a motion to authorize the advertisement for a part-time clerk for the Zoning/Housing/Health Official. Seconded by Mr. Pelura and a unanimous vote was taken.

With no further business to discuss, a motion was made by Mr. Bomba to adjourn and seconded by Mr. Dowe. Motion passed with five affirmative votes. Meeting adjourned at 8:55 p.m.

Approved: 7-17-2019


June Proffitt, Municipal Clerk